



**REVISED**  
**Fairfax County, Virginia**  
**BOARD OF SUPERVISORS**  
**DRAFT AGENDA**

**Tuesday**  
**December 2, 2014**

*Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.*

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9:30 Presentations  
10:30 Presentation of the Transportation Advisory Commission Transportation Achievement Award  
10:30 Board Adoption of the Legislative Program  
10:40 Board Appointments  
10:50 Items Presented by the County Executive  
11:00 Matters Presented by Board Members  
11:50 Closed Session

3:00 p.m. Public Hearing on SE 2014-PR-022 - ESKRIDGE II, LLC, SE Appl. under Sect(s). 5-050 and 7-607 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot width requirement in a highway corridor overlay district. Located at 8301 Lee Hwy., Fairfax, 22031, on approx. 41,886 sq. ft. of land zoned I-5 and HC. Providence District. Tax Map 49-3 ((1)) 97 pt.

3:00 p.m. Public Hearing on RZ 2014-BR-009 - NCL XI, LLC, RZ Appl. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.1 du/ac. and approval of the conceptual development plans. Located on the N.W. quadrant of the intersection of Zion Dr., and Guinea Rd., on approx. 8.08 ac. of land. Comp. Plan Rec: Residential. Braddock District. Tax Map 77-2 ((1)) 14.

3:00 p.m. Public Hearing on SE 2014-MV-017 - VERIZON VIRGINIA LLC, SE Appl. under Sect(s). 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 2806 Popkins Ln., Alexandria, 22306, on approx. 1.33 ac. of land zoned R-3. Mt. Vernon District. Tax Map 93-1 ((1)) 7pt.

3:00 p.m. Public hearing on SE 2014-SU-016 - MAI-HUONG THI NGUYEN / HELEN HOME DAYCARE L.L.C., SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13506 Ridge Rock Dr., Chantilly, 20151, on approx. 13,860 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 44-4 ((2)) 193.

3:00 p.m. Public hearing on SE 2014-SU-044 - GITA D. KUMAR/PEEK A BOO CHILD CARE INC., SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 5642 Powers Ln., Centreville, 20120, on approx. 4,334 sq. ft. of land zoned PDH-8, HC and WS. Sully District. Tax Map 54-4 ((26)) 201.

3:00 p.m. Public hearing on RZ 2014-MA-003 - MARKHAM PLACE LLC, RZ Appl. to rezone from PDC, CRD, HC, and SC to PRM, CRD, HC, and SC to permit mixed use development, waivers and modifications in a CRD with an overall Floor Area Ratio (FAR) of 2.42, and a waiver #4604-WPFM-002-1 to allow underground storm water detention facility in residential development. Located on the E. side of Markham St., approx. 263 ft. N. of its intersection with Little River Tnpk. on approx. 3.44 ac. of land. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 71-1 ((20)) 2.

3:00 p.m. Public hearing on PCA 88-S-022 - UNION MILL ASSOCIATES LIMITED PARTNERSHIP, PCA Appl. to amend the proffers for RZ 88-S-022 previously approved for community retail to permit modification of proffers with an overall Floor Area Ratio (FAR) of .17. Located in the N.W. quadrant of the intersection of Union Mill Rd. and Braddock Rd., on approx. 16.37 ac. of land zoned C-6 and WS. Comp. Plan Rec: retail and other. Sully District. Tax Map 55-3 ((1)) 47A, 47B, 47C, 47F; 66-1 ((1)) 16D, 16E, and 16G.

3:30 p.m. Public Hearing on SE 2014-HM-036 - ELAINE M. WHITEHURST D/B/A WHITEHURST FAMILY DAYCARE, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13174 Diamond Mill Dr., Herndon, 20171, on approx. 2,496 sq. ft. of land zoned PDH-8. Hunter Mill District. Tax Map 16-3 ((7)) 69.

3:30 p.m. Public Hearing on SE 2014-SP-037 - AIDA G. CHAVERA (AIDA'S DAY CARE), SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6616 Green Ash Ct., Springfield, 22152, on approx. 2,525 sq. ft. of land zoned PDH-3. Springfield District. Tax Map 88-2 ((9)) 63.

3:30 p.m. Public Hearing on SE 2014-HM-024 - MARY BETH SWICORD D/B/A FIRST MARKS ART STUDIO, SE Appl. under Sect(s). 6-304 of the Zoning Ordinance to permit a private school of special education with a maximum enrollment of 12 students per day. Located at 1398 Concord Point Ln., Reston, 20194, on approx. 17,234 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 11-4 ((6)) 12.

3:30 p.m. Public Hearing on SE 2014-SU-010 - CSH ARTISAN FAIRFAX, LLC, SE Appl. under Sect(s). 3 104 of the Zoning Ordinance to permit a medical care facility (assisted living). Located at 13622 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 6.49 ac. of land zoned R-1, WS, and HC. Sully District. Tax Map 34-4 ((1)) 60.

3:30 p.m. Public hearing on SE 2014-SU-031 - MARY GRAY/ELF EXPLORING, LEARNING & FUN, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 4180 Whitlow Pl., Chantilly, 20151, on approx. 4,228 sq. ft. of land zoned PDH-20 and WS. Sully District. Tax Map 44-2 ((23)) 22.

4:00 p.m. Public hearing to repeal in its entirety the resolution dated November 18, 1996, which imposed the following constraints on Fairfax County's Spot Blight Abatement Program: (1) that a property has been vacant and/or boarded for at least one year, (2) was the subject of complaints, (3) is not maintained for useful occupancy, and (4) is dilapidated or lacks maintenance. Questions regarding the amendment may be directed to the Health Department, at 703-246-2300. Office hours are Monday through Friday, 8 a.m. to 4:30 p.m.

4:00 p.m. Public hearing to amend Chapter 46 of The Code of the County of Fairfax, Virginia, regarding public menaces and nuisances. The proposed amendment would add certain dilapidated, improperly maintained, and unsafe and vacant structures to the definition of public menace and public nuisance and would incorporate into Chapter 46 the definitions of unsafe structures and public nuisance as defined in the Code of Virginia, the Virginia Uniform Statewide Building Code, and the Virginia Property Maintenance Code. The proposed amendment changes the existing process to prosecute such violations. It provides that the County shall give notice to a property owner of a public menace or nuisance by certified mail and publishing a corresponding advertisement in a newspaper of general circulation for two weeks. The proposed amendment further provides that except in cases of emergency, if after such notice, a property owner fails remedy the public menace or nuisance, the County may undertake such repairs and that the costs thereof may be collect in the same manner taxes are collected. Questions regarding the amendment may be directed to the Health Department, at 703 246 2300. Office hours are Monday through Friday, 8 a.m. to 4:30 p.m.

4:00 p.m. SE 2013-DR-019 - CWS VII, LLC & THE TRUSTEES OF ANDREW CHAPEL UNITED METHODIST CHURCH, SE Appl. under Sect(s). 3-104, 9-105, and 9-314 of the Zoning Ordinance to permit church and nursery school child care center with a total enrollment of 99 children, and a telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((1)) 47.

4:00 p.m. Public hearing on RZ 2014-BR-001 - BLAGOJ SKANDEV (SD HOMES LLC), RZ Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.06 du/ac. Located on the E. side of Twinbrook Rd. approx. 900 ft. S. of its intersection with Braddock Rd., on approx. 42,209 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Braddock District. Tax Map 69-3 ((1)) 31.

4:00 p.m. Public hearing on RZ 2014-PR-004 - AMHERST PROPERTY LLC, RZ Appl. to rezone from C-3 to PTC to permit mixed use with an overall density of 1.8, which includes bonus density for workforce housing, and a waiver # 25530-WPFM-001-1 to permit the location of underground stormwater management facilities in a residential area. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land. Comp. Plan Rec: Mixed Use and park/open space. Providence District. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with PCA 88-D-005-08).

4:00 p.m. Public hearing on PCA 88-D-005-08 - AMHERST PROPERTY LLC., PCA Appl. to amend the proffers for RZ 88 D-005 previously approved for office use to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.8, which includes bonus density for workforce dwelling units. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land zoned C 3. Comp. Plan Rec: Mixed Use and park/open space. Providence District. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with RZ/FDP 2014-PR-004).

4:00 p.m. Decision Only on RZ 2014-BR-007 - NVR, INC., RZ Appl. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.88 du/ac. Located in the S.E. quadrant of the intersection of Lee Hwy. and Forest Hill Dr., on approx. 13.88 ac. of land. Comp. Plan Rec: 1-3 du/ac. Braddock District. Tax Map 56 2 ((4)) 1; 56-2 ((1)) 54, 55, 57, 58 and 59.

4:30 p.m. Public Hearing on SE 2014-PR-001 - 7799 LEESBURG PIKE, LLLP C/O LERNER ENTERPRISES, SE Appl. under Sect(s). 4-404 and 9-607 of the Zoning Ordinance to permit a hotel. Located at 7799 Leesburg Pk., Falls Church, 22043, on approx. 1.62 ac. of land zoned C-4 and HC. Providence District. Tax Map 39-2 ((1)) 45D pt.

4:30 p.m. Public Hearing on AR 89-S-004-03 - HOPE FOSTER BRITT, Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 13315 Twin Lakes Dr., Clifton, 20124, on approx. 25.51 ac. of land zoned R C and WS. Please call the Zoning Evaluation Division at 703-324-1290 after November 6, 2014, to obtain the AFDAC and Planning Commission recommendations. Springfield District. Tax Map 66-3 ((1)) 3Z, 4Z, 5Z, 6Z, and 21Z.

5:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2014-I-B2 concerns approx. 7.40 ac. within the Bailey's Crossroads Community Business Center generally located along the east side of Moncure Avenue and Columbia Pike from Moncure Avenue to a point about 500 feet west of the interchange with Leesburg Pike (Tax Map 61-2 ((1)) 112A [formerly 61-2((1))112 and ((45))B], 113, 113A, 113C, 114; 61-2 ((19)) 5A, 11A; and 61-4 ((30)) 15 and 17) in the Mason Supervisor District. The area is planned for retail, office, residential, and institutional uses. The amendment will consider allowing a mix of uses including multi-family and single-family attached residential and a public elementary school with interim park facility. Recommendations relating to the transportation network in the study area may also be modified including road connections to Moncure Avenue, Seminary Road, Williams Lane and Columbia Pike. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

5:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendments (PA) 2013-III-FC1(A) and S13-III-FC1 concern revisions to Comprehensive Plan recommendations for the Suburban Neighborhood and Low Density Residential Area portions of the Fairfax Center Area. The areas consist of approx. 2,700 ac. generally located along Lee Highway (Route 29), Lee Jackson Memorial Highway (Route 50) and Stringfellow Road in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The areas are planned for low density residential uses with some office and retail uses. The revisions primarily focus on editorial updates and changes to sub-unit boundaries. These updates include the modification of some land use recommendations to reflect implementation. This includes Tax Map parcels 55-4 ((17)) 1-54 and 55-4 ((17)) 188 and 189 (12615 to 12648 Buckley's Gate Drive, 4850 to 4864 Muddler Way, 4870 to 4882 Mayde Court, 4900 to 4906 Finchem Court, 4920 to 4929 Cahoon Court, and 4950 and 4952 Wyndham Creek Court) which are currently planned for residential use at 2 du/ac at the overlay level and are recommended to be revised to residential use at 4 du/ac at the overlay level; Tax Map parcels 45-2 ((7)) 1-465 and 45-4 ((6)) 142-159 (3953 to 3977 Acorn Ridge Court, 12537 to 12547 Alder Woods Drive, 3847 to 3880 Alder Woods Court, 3946 to 3979 Burning Bush Court, 3901 to 3967 Collis Oak Court, 3851 to 3873 Corkwood Place, 12490 to 12530 Fanleaf Court, 12500 to 12542 Flatwood Circle, 12550 to 12584 Garland Tree Court, 12650 to 12682 Marcum Court, 3846 to 3898 Mohr Oak Court, 3930 to 3973 Rosebay Court, 12452 to 12554 Sweet Leaf Terrace, 3900 to 3955 Tallow Tree Place, 3845 to 3886 Waythorn Place, and 3851 to 3883 Zelkova Court) which are currently planned for residential mix at 5 du/ac and are recommended to be revised to residential use at 5 du/ac. Recommendations that can no longer be implemented are proposed to be removed as follows: An option for a Senior Care Community at a residential density up to 4 du/ac on Tax Map parcels 55-2 ((3)) G2; 55-1 ((8)) H (pt.); 55-1 ((28)) inclusive and 55-2 ((11)) inclusive (present Heatherbrook subdivision) is proposed to be removed. An option for restaurant use on Tax Map parcels 56-2 ((1)) 47A and 51A and former Tax Map parcels 56-2 ((1)) 48 and 49 is proposed to be removed. A recommendation for residential use

at up to 3 du/ac at the overlay level is proposed to be removed for Tax Map parcels 56-2 ((6)) 1 and 56-2 ((21)) inclusive (present Cloisters of Fairfax Subdivision). Land use and intensity recommendations are proposed to be amended as follows: Tax Map parcels 55-4 ((1)) 9A, 11, 11A, and 14; 55-4 ((1)) 30, 31, 33, 34, 35, and 36B (12710, 12716, 12723 to 12815 Lee Highway), are currently planned for residential use at a range of 1-2 du/ac. The amendments will consider options for residential use up to 3-4 du/ac. Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A (pt.), and 67B (11611 to 11725 Lee Highway and 4401 Village Drive) are currently planned for office use up to .25 FAR at the overlay level. The amendments will consider adding guidance to support alternative uses such as assisted living or residential use at 2 du/ac. Tax Map parcels 56-2 ((4)) 2, 4, and 6 (pt.) (11335 and 11343 Lee Highway) are currently planned for office use up to .25 FAR at the overlay level. The amendments will consider an option for residential use up to 3 du/ac. Recommendations relating to the transportation network may also be modified. Copies of the staff report for the proposed amendments may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

5:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2013-III-UP1 concerns approx. 41 ac. generally located south of Baron Cameron Avenue, west of Wiehle Avenue, north of Lake Anne and east of North Shore Drive on Tax Map 17-2 in the Hunter Mill Supervisor District. The subject area, known as the Lake Anne Village Center in Reston, VA, is planned for Residential Planned Community with a mix of uses and intensities including up to 1,698,000 square feet (SF) of residential use or 1,415 dwelling units (DUs) and 219,000 SF of non-residential uses under a Redevelopment Option; up to 1,842,000 SF of residential use or 1,535 DUs and 113,000 SF of non-residential uses under a Full Consolidation Option. The Millennium Bank building is currently planned to be retained. The Amendment will consider changes related to recommendations on the Full Consolidation Option, redevelopment of the Millennium Bank building, heritage resources and transportation. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324-1380.

5:00 p.m. Public hearing regarding adoption of amendments to the Code of the County of Fairfax, Virginia, Chapter 62, Fire Protection. Proposed administrative amendments to Chapter 62 will increase fees associated with plans review, inspections, operational permits and witnessed testing of fire protection systems. Questions regarding the proposed amendments may be directed to the Office of the Fire Marshal at 703-246-4753.

5:00 p.m. Public hearing on the matter of amendments to Chapter 61 (Building Provisions) and Appendix Q of The Code of the County of Fairfax, Virginia, (County Code) as follows: Pursuant to authority granted by Code of Virginia §§ 15.2-107, 15.2-2204, 15.2-2241(A)(9), 15.2-2286(A)(6), 36-98.3, 36-105, and 62.1-44.15:54(J), the amendments propose to increase fees charged by Land Development Services, Department of Public Works and Environmental Services, and the Fire Prevention Division (Fire Marshall), pursuant to Chapter 2, Art. 1, Sec. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sec. 61-1-3 (Building Provisions), Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code, for plan review,

permits, testing and inspection services. In general, the Land Development Services and Fire Marshal fees will increase by approximately 20.0%, with some fees increasing by up to 21.9% due to rounding, with the following exceptions:

Fees related to modular residential units; review of grading plans for building permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more; the additional equipment fees for vertical transportation permits; the additional plan review fees for stormwater management and best management practices; and the permit fees for discharges of stormwater from construction activity, remain constant. Pursuant to the current regulations and policies, no fee is charged to: (1) repair, replace, or otherwise re-construct a residential, commercial or industrial structure damaged as the result of a catastrophic event; (2) install solar energy equipment, replace defective sprinkler heads or construct radiation fallout or blast shelters; (3) review a recycling plan; (4) submit requests for exemptions under the Chesapeake Bay Preservation Ordinance; (5) submit request for approval to use an innovative water quality or detention facility; or (6) review 2nd submission of site plans with public improvements only. Permit fees for amusement devices and carnival rides will increase by as much as \$50.00, and generators and associated temporary wiring used for exclusively for amusement device events will decrease. The fees for such permits will be charged in accordance with the maximum specified in the Virginia Amusement Device Regulations, and the listed amounts will be removed from Appendix Q and Chapter 61. Additional changes are being made to the fee schedule, including: Revising the Tenant Layout permit fee requirement to provide verifiable construction cost data; Deleting the mechanical permit fee for Automotive lifts; and Modifying the site inspection fee for agreement extensions allowance for permitted reductions. Other editorial changes are being made to the fee schedule, including: Reformat the fee schedule, such as to separate numeric amounts from the text, and reconfigure the tables; Add the specific value when the fee is the "base fee"; Revise the text to clarify that a single fee is charged for ductwork, piping of equipment or combination, for use groups other than R-3, R-4 and R 5; Revise terminology to be consistent with other County Codes; and other minor editorial changes. In addition, updates are being made to Chapter 61 to delete the fee amounts that were relocated to Appendix Q upon its adoption, and renumber paragraphs accordingly.

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.